

MINUTES OF SPECIAL RDA MEETING – OCTOBER 22, 2013

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THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY MET IN SPECIAL REGULAR SESSION ON TUESDAY, OCTOBER 22, 2013, AT 6:50 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN VINCENT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Vincent
Don Christensen
Steve Buhler
Karen Lang
Tom Huynh
Corey Rushton
Mike Winder

Paul Isaac, Acting Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
John Evans, Fire Chief
Lee Russo, Police Chief
Jake Arslanian, Public Works Department

1714 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Steve Vincent who led the Pledge of Allegiance to the Flag.

1715 **RESOLUTION NO. 13-16, AUTHORIZE EXECUTION OF AN AMENDMENT TO THE AGREEMENT FOR DISPOSITION OF LAND FOR PRIVATE DEVELOPMENT (ADL) WITH THE ARGENT GROUP 201, LLC, TO MAKE CHANGES TO THE DEVELOPMENT STANDARDS AND LANDSCAPING PLAN FOR THE SITE**

Acting Chief Executive Officer, Paul Isaac, presented proposed Resolution No. 13-16 which would authorize execution of an Amendment to the Agreement for Disposition of Land for Private Development (ADL) with the Argent Group 201,

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LLC, to make changes to the development standards and landscaping plan for the site.

Mr. Isaac stated the Argent Group had asked to amend the existing ADL to allow construction of buildings larger than those originally proposed. He indicated the new amendment proposed a change in the cap on the building size from 120,000 square feet to 325,000 square feet.

He further stated in addition to the building cap, the RDA had requested an amendment calling for additional landscaping on the south and east end of the initial buildings. This additional landscaping would act as a “screen” to keep the professional look of the park.

The Acting Chief Executive Officer reviewed previous information stating the North Central EDA had been created to be a premier industrial/business park. After completion of the first building (Quartzdyne), the economy turned and the target companies went dark. As the economy was slowly recovering the demand had changed and 50,000 square foot tenants were not looking as much as the larger 75-150,000 square foot tenants were. In order to meet the current demand, the Argent Group would like to ability to go after larger tenants. In addition, the North Central EDA was already into its third year of its 15-year increment generation. The developer would like to build a building as soon as possible in order to capitalize on the recruitment tool the EDA offered.

After discussion, Mr. Winder moved to approve Resolution No. 13-16, a Resolution Authorizing the Execution of an Amendment to the Agreement for Disposition of Land for Private Development (ADL) with the Argent Group 201, LLC, to Make Changes to the Development Standards and Landscaping Plan for the Site. Mr. Huynh seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Vincent	Yes

Unanimous.

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THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY, THE SPECIAL REGULAR MEETING OF TUESDAY, OCTOBER 22, 2013, WAS ADJOURNED AT 6:51 P.M., BY CHAIRMAN VINCENT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, October 22, 2013.

Sheri McKendrick, MMC
Secretary